
1. CALL TO ORDER

Chairman Lang called the meeting to order at 7:00 p.m. on Thursday, April 12, 2007.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Didier, Dorband, Lang, Malandrino and Ruffatto. Commissioner Steilen gave prior notice of his absence. Also present were Andrew Jennings, Village Planner, Samantha Robinson, Associate Planner and Mr. Dan Ozanich, Director, Community Development.

4. CHANGES TO THE AGENDA

Mr. Jennings announced the following changes:

- Item A has been revised. A revised report including an additional sign at 350 Sumac similar to the previously proposed sign at 230 Sumac was distributed.
- Item D (Wheeling Park District and Municipal Subdivision) has been removed. The docket will be placed on the agenda at a later date.

5. ITEMS FOR REVIEW

- A)** Docket No. SCBA 07-13
Waste Management
230 Sumac Road and 350 Sumac Road
Approval of a Business Identification Wall Sign

Mr. Mike Judge, Waste Management, 230 Sumac Road and 350 Sumac Road and Mr. Joe Fitzpatrick, Van Bruggen Signs were present.

Mr. Jennings reported the petitioner was requesting approval for two business identification wall signs.

Mr. Fitzpatrick reported there were two buildings for Waste Management. One is the transfer station and the other is the office building. Both signs are non-illuminated and represent the identification for each building.

Commissioner Ruffatto requested details from Staff regarding the future Special Use application. Mr. Jennings reported the petitioner was working on a petition for a Special Use application. The application was submitted today with a projected May 10th hearing date. The business is in an area that was annexed into the Village. The use is considered legal non-conforming but would be permitted to continue with appropriate mitigation measures. The petitioner has decided to move forward with a full Special Use application rather than a Mitigation Plan review. The special use application requires them to add their particular land use to the Zoning Code. A workshop with the Village Board has been scheduled.

Commissioner Ruffatto had no concerns regarding the proposed signs.

Commissioner Dorband requested adding an address to the transfer station building. Mr. Judge agreed.

Commissioner Dorband mentioned the sidewalk was in disrepair. Mr. Judge reported the sidewalk had been replaced.

In reply to Commissioner Ruffatto's question, Mr. Fitzpatrick confirmed both signs were aluminum individual letters and not can signs.

In reply to Chairman Lang's question, Mr. Judge explained that the sign above the door related to a gold certification.

Commissioner Malandrino moved, seconded by Commissioner Dorband to approve Docket No. SCBA 07-13 to permit installation of two business identification wall signs in accordance with the sign drawing specifications submitted by Van Bruggen Signs, on behalf of Waste Management, received March 27, 2007, and April 10, 2007, to be located at 230 Sumac Road and 350 Sumac Road, respectively, within the Village of Wheeling, Illinois with the following condition:

- That the address is added to the transfer station building.

On the roll call, the vote was as follows:

AYES:	Commissioners Didier, Dorband, Lang, Malandrino, Ruffatto
NAYS:	None
ABSENT:	Commissioner Steilen
PRESENT:	None
ABSTAIN:	None

There being five affirmative votes, the motion was approved.

B) Docket No. SCBA 07-14
Solex Academy
350 East Dundee Road
Approval of a Business Identification Awning Sign

Mr. Joe Potocki, Thatcher Oaks Awnings & Signs was present.

Mr. Jennings reported the petitioner was requesting approval of a business identification awning sign.

Mr. Potocki reported they were proposing a new awning for Solex Academy. He stated it was a duplicate of the Cole Taylor bank awning. The awning is needed for the main entrance identification.

Commissioners Didier, Ruffatto, Malandrino and Lang did not have any questions.

In reply to Commissioner Dorband's question, Mr. Potocki explained the business related to adult education.

Commissioner Ruffatto moved, seconded by Commissioner Didier to approve Docket No. SCBA 07-14 to permit the installation of an awning displaying business identification signage, in accordance with the Sign Graphics sheet and Sign Concept Look sheet received April 3, 2007, on behalf of Solex Academy, prepared by Thatcher Oaks Awnings & Signs, for the property located at 350 East Dundee Road, Wheeling, Illinois, with the following condition:

1. The awning materials and dimensions shall be approved by the Fire Department during the permit review process.

On the roll call, the vote was as follows:

AYES: Commissioners Didier, Dorband, Lang, Malandrino, Ruffatto
NAYS: None
ABSENT: Commissioner Steilen
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

C) Docket No. PC 07-4
Turnkey IT
210 South Milwaukee Avenue
Appearance Review to Replace an Awning

Mr. David Kolssak, Turnkey IT was present.

Mr. Jennings reported the petitioner was requesting a minor appearance approval to replace an existing awning.

Mr. Kolssak explained he was doing façade improvements on the building. The existing awning had been damaged by delivery trucks. He is proposing a copper awning but is unsure whether to let it weather naturally or spray an application to keep it shiny.

Commissioner Dorband liked the proposed copper but was unsure on which way to keep it.

In reply to Commissioner Dorband's question, Mr. Kolssak explained the company is an outsource IT company that assists medium-sized businesses.

Commissioner Ruffatto prefers the copper to remain shiny but would be agreeable to either way.

Commissioner Didier questioned how often the copper would need to be maintained in order to keep it shiny. Mr. Kolssak explained it was a spray application and it should require no additional maintenance. Commissioner Didier had no preference regarding the copper.

Commissioner Didier suggested painting the concrete bollard. Mr. Kolssak explained they were trying to avoid having to add a bollard but would leave the decision to the experts.

Commissioner Malandrino preferred keeping the copper shiny but would be agreeable to either way.

In response to Commissioner Malandrino's question, Mr. Kolssak confirmed they were going to tuck point the entire building at the same time as adding the awning.

Chairman Lang did not have a preference regarding the copper.

Commissioner Dorband expressed a concern if the copper coating did not work. Mr. Kolssak expressed the same concern but hoped the warranty would protect him.

Chairman Lang took a poll regarding using shiny copper or weathered copper.

Commissioner Malandrino: shiny
Commissioner Dorband: either
Commissioner Ruffatto: shiny
Commissioner Didier: shiny
Chairman Lang: either

The decision was to treat the copper to keep it shiny.

Commissioner Dorband moved, seconded by Commissioner Didier to approve Docket No. PC 07-4 to permit the reconstruction of the existing canopy and installation of a concrete bollard for the property located at 210 South Milwaukee Avenue, Wheeling, Illinois, in accordance with the following plans:

- Canopy dimension and description exhibit received 3.28.2007
- Conceptual illustration of reconstructed canopy received 3.28.2007

On the roll call, the vote was as follows:

AYES: Commissioners Didier, Dorband, Lang, Malandrino, Ruffatto
NAYS: None
ABSENT: Commissioner Steilen
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

- D)** Docket No. PC 07-3
Wheeling Park District and Municipal Subdivision
327/333 West Dundee Road (Current Park District Property)
255 West Dundee Road (Current Village of Wheeling Property)
Preliminary Plat Approval

This docket was removed from the agenda.

- E)** Docket No. 2007-6 **(Continued from 3.8.2007)**
Village of Wheeling
Rezoning of Miscellaneous Properties on the west side of Wolf Road across from Chicago Executive Airport
I-1 Light Industrial and Office District to R-1A Single-Family District (pending creation of R-1A District)
I-1 Light Industrial and Office District to A-P Airport District
I-2 Limited Industrial District to A-P Airport District

See Findings of Fact and Recommendation for Docket No. 2007-6.

Commissioner Didier moved, seconded by Commissioner Ruffatto to recommend approval of Docket No. 2007-6

Rezoning from I-1 Light Industrial and Office District to R-1A Single-Family Residential District:

- Property located on the east side of Dean Avenue, west side of Carol Avenue, and south side of Kerry Lane, Wheeling, Illinois
- Property located on the east side of Dean Avenue, west side of Carol Avenue, south side of Debra Lane, and north side of Lynn Lane
- Property located on the east side of Carol Avenue, north and south of Cindy (Fox) Lane, Wheeling, Illinois

As shown on the Proposed Zoning Map, submitted by Staff, dated March 27, 2007, for the above described property, all within the Village of Wheeling, Illinois, and pending creation of the R-1A Single-family Residential District (12,000 sq ft):

Properties noted as changing to A-P will instead remain as I-1 and I-2.

On the roll call, the vote was as follows:

AYES: Commissioners Didier, Dorband, Lang, Malandrino, Ruffatto
NAYS: None
ABSENT: Commissioner Steilen
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Ruffatto moved, seconded by Commissioner Didier to close Docket No. 2007-6. The motion was approved by a voice vote.

F) Docket No. 2007-11
Village of Wheeling
Amendments to Title 19, Zoning, including the creation of an R-1A Single-Family District

See Findings of Fact and Recommendation for Docket No. 2007-11.

Commissioner Didier moved, seconded by Commissioner Ruffatto to recommend approval of Docket 2007-11, amending Title 19, Zoning Code, to read as follows:

Chapter 19-03, General Provisions

19.03.010 Establishment of Districts

The Village of Wheeling is divided into the following Districts and Overlay Area:

R-1 Single-Family Residential District

R-1A Single-Family Residential District

R-2 Single-Family Residential District

R-3 Single-Family Residential District
R-3A Single-Family Residential District
R-4 Multiple-Family Residential District
MXT Transit Oriented Mixed Use District
MXC Commercial-Residential Mixed Use District
MXO Open Space-Residential Mixed Use District

MXI Industrial Mixed-Use District

Open Space Overlay District
B-1 Planned Shopping Center District
B-2 Neighborhood Commercial District
B-3 General Commercial and Office District
I-1 Light Industrial and Office District
I-2 Limited Industrial District
I-3 General Industrial District
I-4 Heavy Industrial District
AP Airport District
ATSA Air Traffic Safety Area

Chapter 19-04, Residential Districts

19.04.025 R-1A Single-Family Residential District

Statement of Intent

The R-1A Single-Family Residential District is intended to accommodate existing single-family homes on larger lots in areas annexed to the Village that are not envisioned as residential areas in the Comprehensive Plan. Redevelopment with non-residential land uses is expected, and therefore residential redevelopment is discouraged.

Permitted Uses

Single-family homes in existence as of the effective date of this section.

Accessory buildings and uses customarily incidental to the existing single-family homes.

Special Uses

See section 19.10.040, Nonconforming Buildings, Structures, and Uses, subsection L, Special Provisions Applying to Properties Involuntarily Annexed to the Village after December 31, 1994.

Lot Requirements

Minimum <i>lot area</i>	12,000 square feet
Minimum <i>lot width</i>	
cul-de-sacs and curved <i>streets</i>	60 feet
straight <i>streets</i>	75 feet
Minimum <i>lot depth</i>	120 feet

Minimum Floor Area for Residential Uses

<i>Single-family dwellings</i>	
Per <i>dwelling unit</i>	1,150 square feet
On the ground floor of multi-story dwellings	850 square feet

Setbacks and Height Restrictions – Principal Building

Minimum front and <i>street side setback</i>	25 feet
--	---------

Minimum interior side *setback*
aggregate total for both sides 15 feet
from either side 6 feet

Minimum rear *setback* 25 feet
Maximum *building height* 36 feet

Setbacks and Height Restrictions - Detached Accessory buildings

Accessory buildings are not allowed in any *front yard* in the R-1A district.

Minimum *side setback* 5 feet
Minimum *street side setback* 25 feet
Minimum *rear setback* 5 feet
Maximum *building height* 24 feet

Improvements, Repairs, Restoration, and Alterations

Existing homes in the R-1A district may be improved, repaired, restored, and altered, subject to the setback and height restrictions provided in this section and all applicable life safety regulations. New construction shall not be permitted. Alterations which increase the building footprint by more than 25% shall not be permitted.

Appendix A – Use Table

	I-1 Light Industrial and Office District	I-2 Limited Industrial District	I-3 General Industrial District	I-4 Heavy Industrial District
Entertainment and Recreation Uses				
Entertainment Establishment, Adult			S	S
Sports and Recreation Facility, Indoor	S	S		
Sports and Recreation Facility, Outdoor	S	S		

On the roll call, the vote was as follows:

AYES: Commissioners Didier, Dorband, Lang, Malandrino, Ruffatto
NAYS: None
ABSENT: Commissioner Steilen
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Ruffatto moved, seconded by Commissioner Dorband to close Docket No. 2007-11.
The motion was approved by a voice vote.

- G)** Docket No. 2007-10
The Play Café LLC
13 Huntington Lane (within Arlington Club Commons Shopping Center)
Special Use for a Sit-Down Restaurant with Indoor Play Area

See Findings of Fact and Recommendation for Docket No. 2007-10.

Commissioner Dorband moved, seconded by Commissioner Didier to **recommend approval of Docket No. 2007-10A** Special Use and associated Site Plan and Building Appearance Approval as required under Chapter 19-06 Commercial Districts, Section 19.06.030 B-2 Neighborhood Commercial Districts and Chapter 19-10 Use Regulations, Section 19.10.030 Special Uses; in order to operate a sit-down restaurant -

In accordance with the following plans:

- Sheet A1.01 – Floor Plan, prepared by Finkle Williams, received 2.26.2007
- Exterior Elevations, prepared by Finkle Williams, received 2.26.2007
- Floor Plan with exterior features shown, illustrating proposed sliding door entry, prepared by Finkle Williams, received 2.26.2007
- Floor Plan with exterior features shown, illustrating proposed swing door entry, prepared by Finkle Williams, received 2.26.2007
- Play Café Summary Sheet, received 2.26.2007
- Play Café Narrative Project Description (7 pages), received 2.26.2007

and with the following conditions:

1. That the restaurant layout must meet all applicable life safety regulations; and
2. That the petitioner shall request signage dedicating three parking spaces near the main entrance for new and expectant mothers.

On the roll call, the vote was as follows:

AYES: Commissioners Didier, Dorband, Lang, Malandrino, Ruffatto
NAYS: None
ABSENT: Commissioner Steilen
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Didier moved, seconded by Commissioner Ruffatto to **recommend approval of Docket No. 2007-10B** Variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading; and associated sections, to reduce the number of required parking spaces associated with a new sit-down restaurant at 13 Huntington Lane within Arlington Club Commons Shopping Center, from 41 spaces to 32 spaces as indicated in the 'Arlington Club Commons – Parking Calculations for Proposed 'The Play Café' dated 4.6.2007.

On the roll call, the vote was as follows:

AYES: Commissioners Didier, Dorband, Lang, Malandrino, Ruffatto
NAYS: None
ABSENT: Commissioner Steilen
PRESENT: None
ABSTAIN: None

There being five affirmative votes, the motion was approved.

Commissioner Ruffatto moved, seconded by Commissioner Dorband to close Docket No. 2007-10. The motion was approved by a voice vote.

6. APPROVAL OF MINUTES - March 22, 2007

Commissioner Ruffatto moved, seconded by Commissioner Didier to approve the minutes dated March 22, 2007 as presented. The motion was approved by a voice vote. Chairman Lang abstained.

7. OTHER BUSINESS

Commissioner Steilen arrived.

Mr. Jennings questioned if the Commission was interested in holding a workshop next week to discuss the sign award program and the PUD process.

Commissioner Malandrino was unavailable.

Commissioner Dorband was unavailable.

Commissioners Ruffatto, Didier, Steilen and Lang were available but preferred to wait for a date when everyone was available.

The Commission decided to wait for a future date when everyone was available.

Commissioner Steilen suggested having the Plan Commission meet with Community Development and Public Works for a road trip to look at recently approved areas in the Village. Commissioner Dorband agreed it was a great idea but suggested waiting until the landscaping was blooming.

Commissioner Didier announced she would not be present at the April 26 meeting.

Commissioner Didier questioned the status of the Garden Club. Chairman Lang reported there was no solid commitment but he agreed to check with Trustee Brady. Commissioner Malandrino volunteered to assist if needed.

Commissioner Didier mentioned there was a lot of trash in her neighborhood. She suggested adding trash containers near the restaurants on the east side of town.

8. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Malandrino to adjourn the meeting at 8:37 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Jim Ruffatto, Secretary
Wheeling Plan Commission

**MINUTES E-MAILED TO THE PC ON 4-24-07 FOR
APPROVAL AT THE PC MEETING ON 4-26-07**